Karen Johnson Davidson County
Batch# 830952 DEEDWARR
03/30/2022 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,491.95
20220330-0036740

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226614

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$673,500.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of March, 2022

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 10th day of March, 2022, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

PAUL PHILLIPS AND BETSY L PHILLIPS, HUSBAND AND WIFE

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 72 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF GLENN AVENUE AT THE CORNER OF LOT NOS. 72 AND 73;

THENCE N 25°47'17" E, 200.0' TO THE SOUTHERLY MARGIN OF AND ALLEY; THENCE S 64°17'19" E, 10.0' TO A POINT; THENCE S 11°37'57" W, 204.34' TO A POINT; THENCE N 66°00'35" W, 60.0' TO THE POINT OF BEGINNING. CONTAINING, 0.16 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY PATRICK COODE AND COMPANY, LLC, PATRICK S. COODE, TENNESSEE RLS NO. 855, DATED 2/21/22, FILE NO. 222-015.

Being the same property conveyed to Mark S. Miller by deed from Thomas Humphreys and wife, Angela Humphreys, dated April 28, 2006, of record in Instrument No. 20060502-0050719, Register's Office for Davidson County, Tennessee. The property was further conveyed to Mark S. Miller and Pamela Akers Karl Miller, husband and wife by deed from Mark S. Miller, married, dated October 12, 2016, of record in Instrument No. 20161012-0107919, said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Mark S. Miller and Pamela Akers Karl Miller dated March 7, 2022, and filed of record in Instrument No 20220323-0033263, Register's Office for Davidson County, Tennessee, on March 23, 2022.

Being also known as 832 Glen Avenue, Nashville, TN 37204

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's General Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***General Manager***.

Witness my hand and official seal this 10 day of March, 2022.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Paul Phillips
Address: 832 Glen Ave
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: ~~Paul Phillips~~ Movement Mortgage
Address: 8024 Calvin Hall Rd
City, State, Zip: Indian Land SC 29707

Tax ID: 105-14-023.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/10/2022.

Date

Affiant Signature

3/10/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of March, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY